

SHERMAN RUSKIN BEHELER
VOL. 595, PG. 348



STATE OF TEXAS
COUNTY OF PARKER

WHEREAS, Choctaw Properties, L.L.C., Cecil Adams and Billy Rice, being the owners of the following described property to wit:

Being all of Lots 18, 19, 20 and a portion of Lot 28, The Hills of Bear Creek, Phase Two, an Addition to Parker County, Texas, according to plat recorded in Cabinet B, Slide 153, Plat Records, Parker County, Texas, and being described by metes and bounds as follows:
 BEGINNING at a 1/2" iron pin found in the south right-of-way line of W. Hidden Meadow Court, for the northeast corner of said Lot 20;
 THENCE South 11°20'55" West, along the east line of said Lot 20, a distance of 595.55 feet, to a 1/2" iron pin found for the southeast corner of said Lot 20;
 THENCE North 77°15'21" West, along the south line of said Lots 19 and 20, a distance of 231.17 feet to a 1/2" iron pin found for corner;
 THENCE South 81°58'34" West, along the south line of said Lots 18 and 19, a distance of 293.86 feet, to a 1/2" iron pin found in the east line of said Lot 28, for the southwest corner of said Lot 18;
 THENCE South 72°32'17" West, a distance of 237.51 feet to a 1/2" iron pin set for corner;
 THENCE North 02°16'38" West, a distance of 758.23 feet, to a 3/4" iron pin found for corner;
 THENCE South 87°53'06" East, along the north line of said Lot 28, a distance of 235.27 feet to a 7/8" iron pin found for the southwest corner of Lot 17, of said Addition;
 THENCE South 88°03'32" East, along the south line of said Lot 17, a distance of 281.59 feet to a 1/2" iron pin found in a cul-de-sac having a 60 foot radius in said W. Hidden Meadow Court;
 THENCE along the south right-of-way line of said court and cul-de-sac and along a curve to the left an arc distance of 156.90 feet to a 1/2" iron pin found, then South 87°53'06" East, a distance of 53.07 feet to a 1/2" iron pin found for the beginning of a curve to the right having a radius of 470.0 feet and then along said curve to the right an arc distance of 219.94 feet to the POINT OF BEGINNING and containing 10.037 acres of land.

THEREFORE KNOW ALL MEN BY THESE PRESENTS THAT Choctaw Properties, L.L.C., Cecil Adams and Billy Rice being the owners of the above described tract, do adopt the hereon map as correctly representing their plan of subdivision to be known as Lots 18-R and 19-R, The Hills of Bear Creek, Phase Two, an Addition to Parker County, Texas, and dedicate to the public use forever the streets and easements as shown thereon.

WITNESS UNDER MY HAND THIS the 19 day of November, 1997

Everett Frazier
Everett Frazier
Choctaw Properties, L.L.C.



THE STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, the undersigned authority, a Notary Public, on this day personally appeared Everett Frazier, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS the 19 day of November, 1997.

C. Waydene Pritchett
Notary Public, State of Texas
My commission expires 9-24-2000

WITNESS UNDER MY HAND THIS the 22 day of JANUARY, 1998

Cecil Adams
Cecil Adams

THE STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, the undersigned authority, a Notary Public, on this day personally appeared Cecil Adams, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS the 22 day of JANUARY, 1998



J. Lewis Leatherman
Notary Public, State of Texas
My commission expires

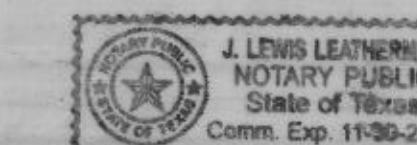
WITNESS UNDER MY HAND THIS the 22 day of JANUARY, 1998

Billy Rice
Billy Rice

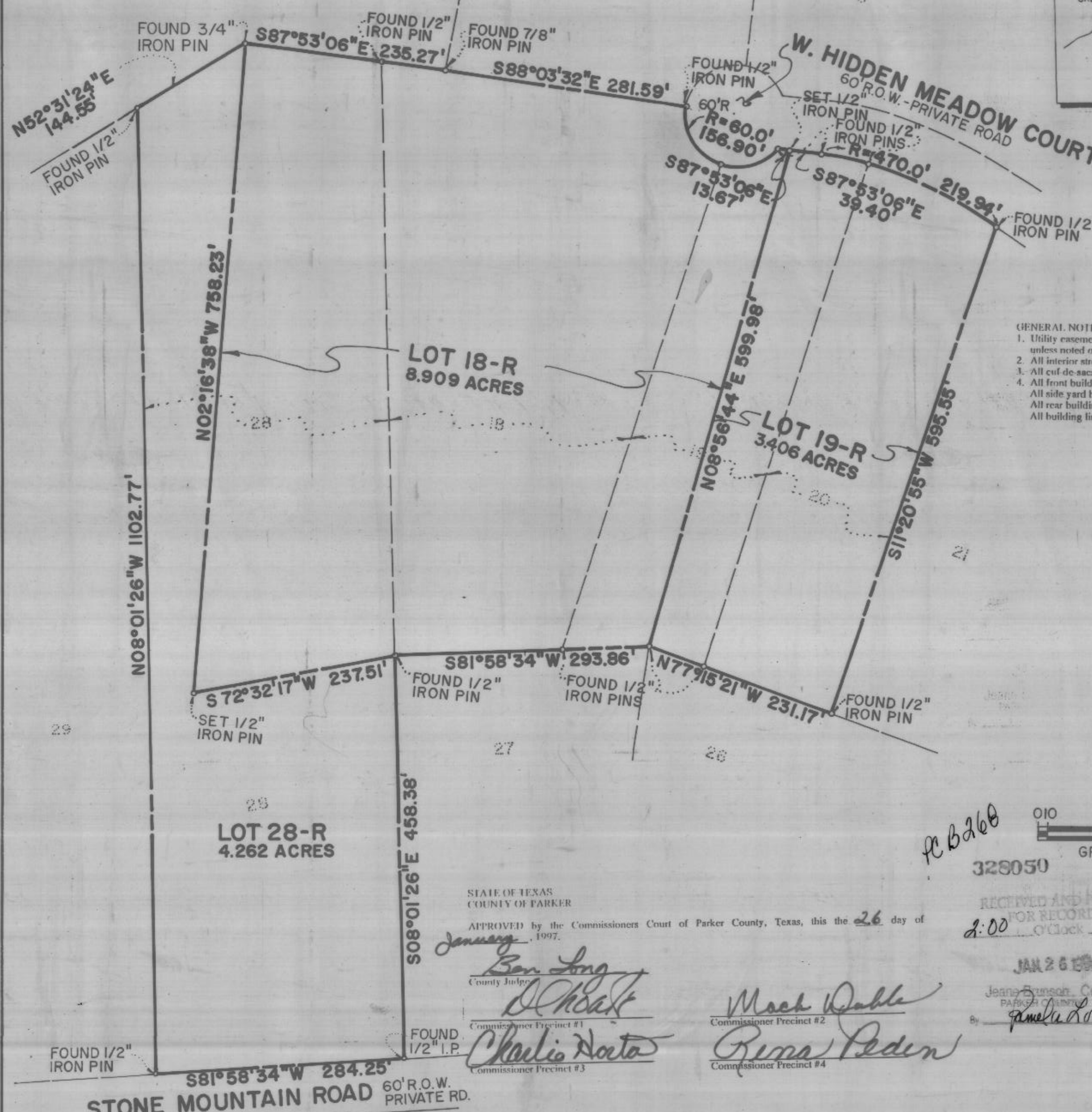
THE STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, the undersigned authority, a Notary Public, on this day personally appeared Billy Rice, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed.

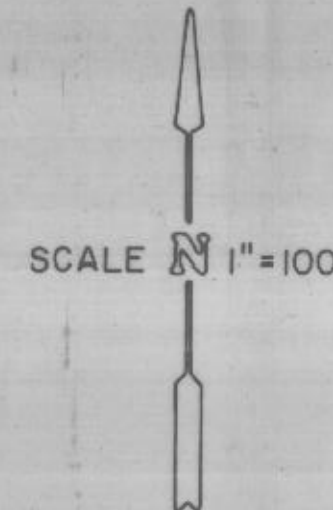
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS the 22 day of JANUARY, 1998



J. Lewis Leatherman
Notary Public, State of Texas
My commission expires



- GENERAL NOTES:
1. Utility easements will be 8.0' inside all front, rear and side lot lines unless noted otherwise.
 2. All interior streets have a minimum of 60.0' width.
 3. All cul-de-sacs have a minimum of 60.0' radius.
 4. All front building lines will be 25.0 feet.
 5. All side yard building lines will be 10.0 feet.
 6. All rear building lines will be 10.0 feet.
 7. All building lines adjacent to existing county roads will be 15.0 feet.



PC B268
328050

RECEIVED AND FILED FOR RECORD
2:00 P.M.
JAN 26 1998

Jeanne Brinson, Co. Clerk
PARKER COUNTY, TEXAS
By *Janelle Love*

STATE OF TEXAS COUNTY OF PARKER
I hereby certify that this instrument was filed with me and that a true and correct copy of the same has been recorded in the volume and page of the public records of Parker County as designated hereon.
RECORDED JAN 26 1998



I, James E. Hall, Registered Professional Land Surveyor Number 2034, State of Texas, do hereby certify that the boundaries shown on this plat represent a survey made on the ground under my supervision and the corners were marked as shown hereon.

James E. Hall, R.P.L.S. No. 2034
Whitfield-Hall Surveyors
3559 Williams Road, Suite 107
Fort Worth, Texas 76116-7041
(817) 560-2916



STATE OF TEXAS COUNTY OF PARKER
APPROVED by the Commissioners Court of Parker County, Texas, this the 26 day of January, 1997.

Ben Long County Judge
Charlie Dorta Commissioner Precinct #3
Mark Doble Commissioner Precinct #2
Rena Peden Commissioner Precinct #4

OWNERS:
Choctaw Properties, L.L.C.
2400 Ellis Ave.
Fort Worth, Texas 76106
817-268-1442

Billy Rice
3513 Ashford Ave.
Fort Worth, Texas 76133
817-292-7788

Cecil Adams
6317 Seabrook Dr.
Fort Worth, Texas 76132
817-346-4962

WHITFIELD-HALL SURVEYORS
REGISTERED PROFESSIONAL LAND SURVEYORS
3559 Williams Road, Suite 107
Fort Worth, Texas 76116
(817) 560-2916

**PLAT REVISION
LOTS 18-R, 19-R, AND 28-R
THE HILLS OF BEAR CREEK
PHASE TWO**

Being a revision of Lots 18, 19, 20 and Lot 28, The Hills of Bear Creek, Phase Two, an Addition to Parker County, Texas, according to plat recorded in Plat Cabinet B, Slide 153, Plat Records, Parker County, Texas.